



Blackthorn Court, Soham, CB7 5DT



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End of terrace house in cul de sac location. Accommodation comprises kitchen, living room, one bedroom, bathroom, enclosed rear garden, garage and driveway. Available 13th July 2026. Holding deposit: £201. Security deposit: £894. Council Tax Band: B. EPC rating C.

LOCATION

Soham is situated almost equidistant between Ely and Newmarket (6 miles) and is approximately 15 miles from Cambridge. The A.14 trunk road is available at Newmarket and this in turn leads into the M.11 and the main motorway system. Soham has excellent primary and secondary schools and a good selection of shops, together with sporting and social facilities.



£875 PCM





KITCHEN

With built in electric oven, hob and extractor fan. Space for washing machine and low level fridge. Storage cupboard housing boiler. Door and window to front aspect.

LIVING ROOM

With door to rear garden and stairs to first floor

Landing

With over-stairs storage cupboard and window to front aspect.



BEDROOM

With window to rear aspect.

BATHROOM

With WC, hand basin and bath with shower attachment over. Window to front aspect.



OUTSIDE

Path to side of property leads to rear garden. Garage and driveway to side of property.

LETTING AGENTS NOTES

For more information on this property please refer to the Material Information brochure on our Website.



Ground Floor

Approx. 18.3 sq. metres (197.2 sq. feet)



First Floor

Approx. 20.8 sq. metres (223.6 sq. feet)



Total area: approx. 39.1 sq. metres (420.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

£875 PCM
 Council Tax Band - B
 Local Authority - East Cambridgeshire District Council

Agents note:
 For more information on this property please refer to the Material Information Brochure on our website.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.